

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 12/23/02

Comments:

No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email:
timw@cityfort.com

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 12/23/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a utility design that details the water and sewer services, indicates the existing City utilities for tapping, and provides a 10x15 foot utility easement and vault for water meter (if greater than or equal to 4-inches in diameter).
3. City's standard dedication forms and certification requirements are available from Tim Welch or Elkin Diaz (Engineering One Stop), and shall be utilized for recording easement(s) prior to C.O. issuance for the building.
4. Indicate all drive aisle dimensions. The ramp heading down into the basement isn't indicated as well as the porte-cochere.
5. One ramp in the garage has an excessive slope. No slopes shall exceed 12% (See sheet A-4). Verify that all aisles are sufficient width (especially at turns) to accommodate two passing vehicles.

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6. Additional pavement markings and stop signs are needed at cross movements on ground level of the building. The traffic operations for this site appear to have no control provided.
7. Check visibility for parking spaces next to wall portions. It appears that some walls block view of motorists for backing out.
8. Marine facilities (dock, seawall, finger piers) shown require a separate permit from building and shall be designed in conformance with Section 47-19.3 of the City Code of Ordinances.
9. Provide a traffic statement from a professional engineer indicating the number of net increase in vehicle trips that will result from this development plan. Note that any credited trips shall be proven by review of a current Certification of Occupancy.
10. The engineer shall provide a paving, grading, and drainage (PG&D) plan with sufficient elevations and design details to demonstrate adequate on site retention of storm water.
11. The PG&D plan shall adequately detail the public sidewalk running through the entrances.
12. Include a staging and storage plan prior to requesting sign off for review by Planning & Zoning Board.
13. Include a photometric (lighting) plan prior to requesting final DRC authorization.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 12/23/02

Comments:

1. Show hydrant location and provide a flow test.
2. Show building fire main and dock fire lines on civil plan. Where are the civil plans?
3. Compliance with 412 FBC required at permit.
4. Exits do not comply with NFPA 101, 7.2.3, and 7.5.1.4 Also, they must comply with 1005.6 of the FBC. New floor plans required. These requirements apply to all floors.
5. Roof plan required.
6. F-20 of the FFPC, Broward County Amendments applies to boat docks.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Estate of James Fazio/Il Lugano	Case #:	82-R-02
Date:	12/23/02		

Comments:

This project is **not approved** pending certification from Comsearch, the City's Microwave System engineering contractor, that there will be no degradation to the microwave path.

This project appears extremely close to our Public Safety Microwave Radio path. This microwave system is a critical and integrated component of the City's 800 MHz Public Safety Radio System.

The Developer shall bear all expense of the engineering study and any mitigation required, both at this site and the related microwave sites. These costs could be substantial depending upon the results of the engineering study.

Specifications of the City's existing Public Safety Microwave Radio System are on file with Comsearch. Contact Gary Gray, Assistant Telecommunications Manager, to obtain the specific path identification, at (954) 828-5762, or via e-mail garygr@ci.fort-lauderdale.fl.us.

Recommendations:

Comsearch, the City's contract engineering firm with extensive microwave system interference analysis experience, shall be engaged by the Developer to evaluate the potential impact upon the 800 MHz Public Safety Radio System's Microwave Network used by the City's Police and Fire Rescue Departments. The Comsearch contact is Denise Finney at (703) 726-5650 or via e-mail at dfinney@comsearch.com. The Engineer's report must be reviewed and approved by the City's Telecommunications Management Section prior to commencement of construction.

It is the responsibility of the Developer to contact Comsearch and arrange for the evaluation of their project.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 12/23/02

Comments:

1. Provide the calculations that verify that the open space requirements for a mixed use development are met (as per Sec. 18.21.H.2).
2. The first 20' of the yard fronting on the waterway is to be in landscape (as per Sec. 47.21.10.)
3. Indicate the existing trees and palms on site. All Tree Preservation Ordinance requirements apply. Any trees or palms which would be considered good candidates for relocation should be relocated.
4. Show any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan. Any overhead lines should be placed underground.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 12/23/02

Comments:

Request: Site Plan Level III Review for 120-room hotel, 24 multifamily units and 4,000 s.f. restaurant/CB

1. Provide a point-by-point narrative explaining how this project meets the criteria for the following: mixed use development (ULDR Sec. 47-18.21), conditional use (ULDR Sec. 24.3.E), including neighborhood compatibility, and waterway use (ULDR Sec. 47-23.8).
2. The amenities proposed within the 20-foot yard abutting the waterway must be reviewed and approved by the Planning & Zoning Board.
3. Discuss whether or not a parking study is needed with engineering representative.
4. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area.
5. Site plan issues:
 - a. Include square footage of restaurant in data table;
 - b. Label front setback dimension;
 - c. Identify zoning of surrounding property
6. Provide a shadow study in accordance with neighborhood compatibility requirements.
7. Include setback and property lines on all floor plans and all elevations.

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8. Provide a detail of the garage grills including materials and colors.
9. Provide color and materials information or samples for all exterior surfaces and indicate on elevation plans.
10. Indicate height to top of roof elements on elevation plans.
11. Balconies may not extend into the setbacks. Revise to keep within the required yards.
12. Indicate width of waterway to ensure the dock lengths meet the requirements (ULDR Sec. 47-19.3.B)
13. Discuss circulation of garage with engineering representative.
14. Discuss noise control measures proposed in parking garage.
15. Parking garage lighting must comply with ULDR Sec. 47-20.14.
16. Explain the use of lock-out units. Are they included in the 120 hotel unit count?
17. Provide a narrative of architectural style proposed.
18. It is strongly recommended that this plan be presented to the neighborhood association.
19. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	Estate of James Fazio/Il Lugano	Case #:	82-R-02
Date:	12/23/02		

Comments:

1. What type of access control will be used to control the parking garage, for both vehicular and pedestrian traffic?
2. Stairwells and elevator areas in the parking garage should be under CCTV, monitored and recorded.
3. Stairwells should not allow access from the ground floor. If the door is propped open an annunciator should sound.
4. There should be an emergency communications system in place on all parking garage floors.
5. Card access systems and self-locking locks should be in place on all hotel room doors.
6. Safes should be provided in the rooms or at the front desk.

Please submit comments in writing prior to DRC sign-off.

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Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	Estate of James Fazio/Il Lugano	Case #:	82-R-02
Date:	12/23/02		

Comments:

1. Provide a (point by point) narrative outlining how the proposed project complies with section 47-18.21 Mixed Use, 47-23.8 Waterway Use, 47-24.3 Conditional Use and 47-25.3 Neighborhood Compatibility.
2. Is the spa or gym open to the public or for use of the tenants/owners of the mixed-use project? Provide notes on the project data table and in the narrative.
3. Are there live-a-boards? Please note on the project data table and in the narrative.
4. Provide the adjacent zoning districts on the site plan.
5. Discuss the garage sight triangles with the engineering representative.
6. Provide setback dimensions on the floor and elevation plans.
7. Indicate the number of keys on the project data table.
8. Indicate the building height from grade as defined in section 47-2.
9. Pursuant to section 47-23.8.B.1 the required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily water front uses, unless specifically approved by the planning and zoning board.
10. Balconies shall not encroach into the required yards.
11. Additional comments may be forthcoming at DRC meeting.